

BRIAN HEAD TOWN

BUILDING CONSTRUCTION - DESIGN GUIDELINES

Based on Currently Adopted International Codes;

Utah State Amendments to International Codes;

Brian Head Land Management Code

Manual Of Standard Specifications – 2002 Edition

(as published by Utah T2 Center, Utah State University)

To better understand the construction environment of Brian Head Town the following is offered;

The elevation of building sites in Brian Head ranges from 9,000 to 10,300 feet above sea level. The temperature can range from +95 to –32 degrees. The average outdoor construction period, as a rule, is from June to late September. The normal annual snowfall for the year is 400 in. (since 1990 there has been one year of 660” snowfall)

As you can see the area presents special challenges to builders and we are more than happy to answer any question you may have. The following information is “some” of the minimum requirements needed to design and construct a building in Brian Head.

Minimum Lot Area for RESIDENTIAL 14,500 Square Feet (Chapter 7, L.M.C.)

Setbacks – RESIDENTIAL 25’ Front, 20’ Sides and Rear (Chapter 7, L.M.C.)

Drive Way Slope - 10% Max. (Appendix “D” 2003 International Fire Code)

Table R301.2(1), Climatic and Geographic Design Criteria, of 2003 International Residential Code

Ground Snow Load - 255 lbs PSF @ 9800 feet elevation

Wind Speed (mph) - 90 mph

Seismic Design - D-1

Weathering - Severe

Frost Depth Line: - Bottom of footing - 48” to finished grade min. - Top of Culinary Water Line - 7’ to finished grade min. –

Top of Sewer Line - 4’ to finished grade min.

Termite - Moderate to Heavy

Decay - None to Slight

Winter Design Temp. - Minus 20 degrees Fahrenheit

Climate Zone “17” (Heating Degree Days = 10,809)

Ice Shield Under-layment - Required

Flood Hazard - None

Air Freezing Index - 2700

Mean Annual Temperature - 35.3 degrees Fahrenheit